

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE
SE/S Pikeswood Drive, 86 ft. S * ZONING COMMISSIONER
of c/l Joleon Road
3725 Pikeswood Drive * OF BALTIMORE COUNTY
2nd Election District
2nd Councilmanic District * Case No. 96-221-A
Keith A. Shoats
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Keith A. Shoats for that property known as 3725 Pikeswood Drive in the Randallstown section of Baltimore County. The Petitioner herein seeks a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (carport) with a side yard setback of 0 ft. in lieu of the minimum required 7.5 ft., as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING
Date 1/3/96
By M. Howard

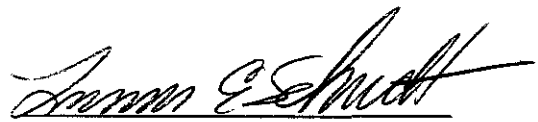
MICROFILMED

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of January, 1996 that the Petition for a Zoning Variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (carport) with a side yard setback of 0 ft., in lieu of the minimum required 7.5 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm

ORDER RECEIVED FOR FILING
Date 1/3/96
By M. Good

RECEIVED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 3, 1996

Mr. Keith A. Shoats
3725 Pikeswood Drive
Randallstown, Maryland 21133

RE: Petition for Administrative Variance
Case No. 96-221-A
Property: 3725 Pikeswood Drive

Dear Mr. Shoats:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.



RECEIVED



Petition for Administrative Variance

96-221-A
to the Zoning Commissioner of Baltimore County

for the property located at 3725 Pikeswood Dr

which is presently zoned DE 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1002.5.0.1 DE 5.5

To allow an open projection (carport) with a side yard setback of zero feet in lieu of the minimum required 7.5 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

see back of sheet

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

Name, Address and phone number of representative to be contacted, if . . .

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of ____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: *JJ*

DATE: *11/28/95*

Printed with Soybean Ink
on Recycled Paper

ITEM #: *223*

ESTIMATED POSTING DATE: _____

96-221-A

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3725 Pikeswood Dr
address
Randallstown MD 21133
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Request for administrative variance is submitted because
the entire width of driveway needs to be covered by
the carport. The carport protects the finished basement
from repeated flooding as well as the vehicles.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Keith A. Shoats
(signature)
Keith A Shoats
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of October, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Keith A Shoats

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10/13/95
date

Julie A. Augins
 NOTARY PUBLIC

My Commission Expires: _____

JULIE A. AUGINS
 NOTARY PUBLIC STATE OF MARYLAND
 My Commission Expires October 7, 1997

MICROFILMED

ZONING DESCRIPTION FOR 3725 PIKESWOOD DR.

96-221-A

Beginning at a point on the east side of Pikeswood Drive
which is 32 feet wide at the distance of 86 feet south
of the centerline of the nearest improved intersecting street
Joleon Rd. which is 32 feet wide. Being Lot # 9, Block A
Section # 1 in the subdivision of Pikeswood as recorded in
Baltimore County Plat Book # 30, Folio # 45, containing 8,450
square feet. Also known as 3725 Pikeswood Dr. and located in the
2nd Election District, 2nd Councilmanic District.

#223

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-221-14

District 2nd

Posted for: Varionas

Date of Posting: 12/8/95

Petitioner: Keith H. Shoats

Location of property: 3725 Rickswood Drive

Location of Sign: Facing road on property being rezoned

Remarks: _____

Posted by: M. H. Shoats
Signature

Date of return: 12/8/95

Number of Signs: 1

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

000700

DATE 11/23/95 ACCOUNT R-001-015-000

96-221-A AMOUNT \$ 85.00

RECEIVED Keith Shoots
FROM: QIC VARIANCE -- \$50.00 TAKEN BY: JRF
O&O SIGN --- \$35.00 ITEM # 223

FOR: 85.00

01400#00&LMIHRC \$25.20
BA 0010-33A-11-22-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 223 Petitioner: Keith A Shoats

Location: 3725 Pikeswood Dr Randallstown MD 21133

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Keith A Shoats

ADDRESS: 3725 Pikeswood Dr
Randallstown MD 21133

PHONE NUMBER: (410) 524-8317





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 8, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-221-A (Item 223)
3725 Pikeswood Drive
E/S Pikeswood Drive, 86' S of c/l Joleon Road
2nd Election District - 2nd Councilmanic
Legal Owner: Keith A. Shoats

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before December 10, 1995. The closing date (December 26, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Keith A. Shoats

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 18, 1995

Keith A. Shoats
3725 Pikeswood Drive
Randallstown, MD 21133

RE: Item No.: 223
Case No.: 96-221-A
Petitioner: K. A. Shoats

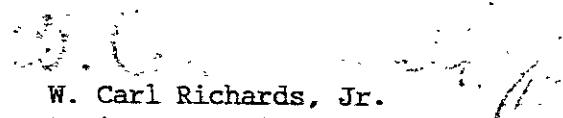
Dear Mr. Shoats:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 28, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

APPROVED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

12-7-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 223 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ~~ZADM~~ PDM - Joyce Watson

DATE: 12/12/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee

Agenda: 11/27/95 and 12/11/95
12/4/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

11/27/95

Item #'s: 205
207
209
213
214

12/11/95

220 thru 231
and
Rev. #195

223

12/4/95

215
217
218
219

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: December 11, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 217, 218, 219, 220, 223, 225, and 230

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey M. Long

Division Chief:

Pat Keller

PK/JL

8 copies
Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/07/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 11, 1995.

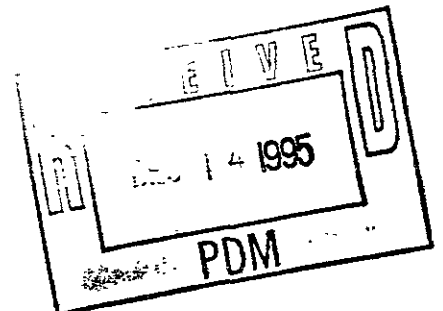
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 220, 221, 222, 223, 225,
226, 228, 229 AND 230.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

RECEIVED

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: November 28, 1995

TO: Hearing Officer

FROM: Jun R. Fernando
Planning & Zoning Associate III
Zoning Review, PDM

SUBJECT: Item #223
3725 Pikeswood Drive

Per applicant, will mail pictures to Larry Schmidt. They discussed this already.

Any questions, see me.

JRF:scj

11/29/95

WILLIAM H. JONES
3727 PIKESWOOD DRIVE
RANDALLSTOWN, MD 21133
Tel. (410)655-8549

September 27, 1995

Department of Permits and Development Management
111 West Chesapeake Ave. Room 111
Towson, MD 21204

To Whom It May Concern:

I have spoken with my neighbor, Keith Shoats, at 3725 Pikeswood Drive, concerning the addition of a carport to his residence. I have previously given verbal consent and now hereby give written consent for the same.

Should you have any questions concerning this matter, please feel free to call me at the telephone number listed above.

Sincerely,


William H. Jones

223

MICROFILMED

LLOYD COHEN
3723 PIKESWOOD DRIVE
RANDALLSTOWN, MD 21133
Tel. (410)922-3160 or (410)922-1792

September 27, 1995

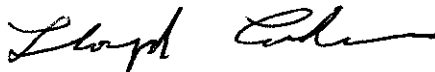
Department of Permits and Development Management
111 West Chesapeake Ave. Room 111
Towson, MD 21204

To Whom It May Concern:

I have spoken with my neighbor, Keith Shoats, at 3725 Pikeswood Drive, concerning the addition of a carport to his residence. I have previously given verbal consent and now hereby give written consent for the same.

Should you have any questions concerning this matter, please feel free to call me at the telephone numbers listed above.

Sincerely,



Lloyd Cohen

223

MICROFILMED

Item #223

Admiral
Vance
18/26

Keith Shoats

3725 Pikeswood Dr

Randallstown, MD 21133

Carport

APR 25 1985

Shoats
3725 WILKESWOOD DR.
JANESVILLE, WIS 53133

RETURN REPLY
REQUESTED

CERTIFIED

2 122 006 945
MAIL

Lawrence E. Schmidt, Zoning Commissioner
Old Courthouse, Room 112
Touson, MO 21204



\$2.52
00003711

MICROFILMED

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3725 PIKESWOOD DR

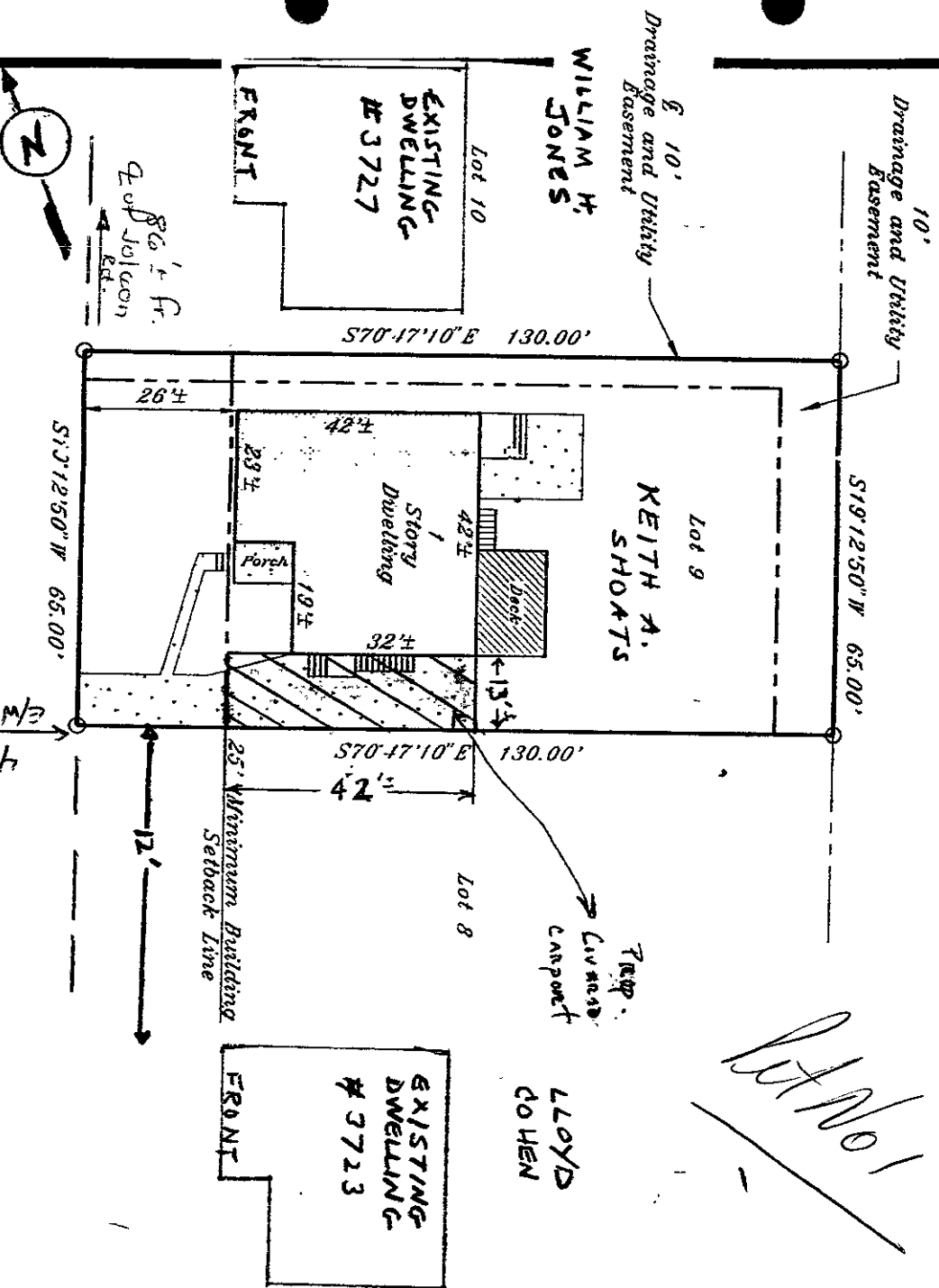
Subdivision name: RANDALLOSTOWN

plat book# 30, folio# 45, lot# 9, section# A

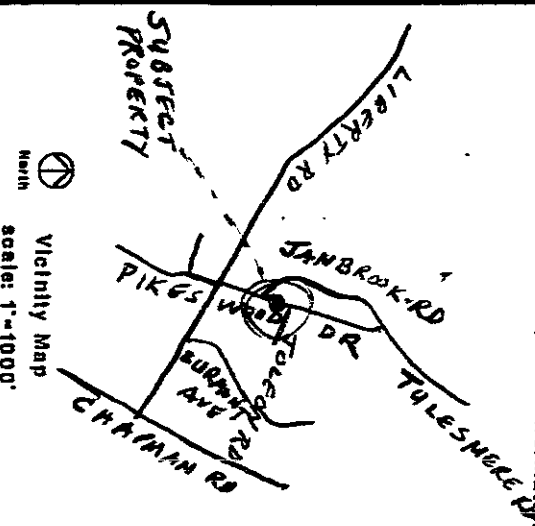
96-221-A

OWNER: KEITH A. SHOATS

see pages 5 & 6 of the CHECKLIST for additional required information



Lot No. 1



LOCATION INFORMATION

Election District: 2

Councilmanic District: 2

1"=200' scale map#: NW 85

Zoning: DR 5.5

Lot size: 8450

acreage square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

98 223



Baltimore County
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204



PICTURES

#223

THEY WILL MAIL IT TO LARRY

MICROFILMED

Jan/
(w/ Larry's approval)



William D. Howard IV
Chairman, County Council

Oct. 13, 1992

AREA

96-221-A
RANDALLSTOWN

$$l'' = 200', +1$$

PHOTOGRAPHY
JANUARY

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/8 Pikeswood Drive, 86 ft. S
of c/l Jolson Road
3725 Pikeswood Drive
2nd Election District
2nd Councilmanic District
Keith A. Shoats
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-221-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Keith A. Shoats for that property known as 3725 Pikeswood Drive in the Randallstown section of Baltimore County. The Petitioner herein seeks a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (carport) with a side yard setback of 0 ft. in lieu of the minimum required 7.5 ft., as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of January, 1996 that the Petition for a Zoning Variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (carport) with a side yard setback of 0 ft., in lieu of the minimum required 7.5 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmm
encl.

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 3, 1996

Mr. Keith A. Shoats
3725 Pikeswood Drive
Randallstown, Maryland 21133

RE: Petition for Administrative Variance
Case No. 96-221-A
Property: 3725 Pikeswood Drive

Dear Mr. Shoats:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3725 Pikeswood Dr

which is presently zoned DE-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County, hereby petition for a Variance from Section(s) 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (carport) with a side yard setback of zero feet in lieu of the minimum required 7.5 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
see back of sheet

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:	(Who do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)
(Type or Print Name)	Legal Owner(s):
Signature	<i>Keith A. Shoats</i> (Type or Print Name)
City	Signature
State	(Type or Print Name)
Zipcode	Signature
Address for Petitioner:	3725 Pikeswood Dr (410) 521-0518 office
(Type or Print Name)	Address
Signature	Randallstown MD 21133
City	City
State	State
Zipcode	Zipcode
Address	Name, Address and phone number of representative to be contacted:
Phone No.	Name
City	City
State	State
Zipcode	Zipcode
Address	Name
Phone No.	Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 1st day of January, 1996, that the subject matter of this petition be set for a public hearing, advertised, on the following date: 1/10/96 at 7:00 PM in the Zoning Hearing Room, 400 Washington Avenue, Towson, Maryland 21204.

REVIEWED BY: *JES* DATE: 1/12/96
ESTIMATED POSTING DATE:

Printed with Soybean Ink
on Recycled Paper

ITEM #: 223

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard hereto.

That the Affiant(s) does/do presently reside at 3725 Pikeswood Dr
Randallstown MD 21133
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Request for administrative variance is submitted because the entire width of driveway needs to be covered by the carport. The carport protects the finished basement from repeated flooding as well as the vehicles.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Keith A. Shoats
Signature
Keith A. Shoats
(Type or Print Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of October, 1995, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared

Keith A. Shoats
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and upon oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of Affiant's best knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10/13/95

My Commission Expires: JUL 1, 1997

NOTARY PUBLIC STATE OF MARYLAND
J. A. AUGUS

ZONING.TXT

ZONING DESCRIPTION FOR 3725 PIKESWOOD DR.

Beginning at a point on the east side of Pikeswood Drive which is 32 feet wide at the distance of 86 feet south of the centerline of the nearest improved intersecting street Jolson Rd. which is 32 feet wide. Being Lot # 9, Block A Section # 1 in the subdivision of Pikeswood as recorded in Baltimore County Plat Book # 30, Folio # 45, containing 8,450 square feet. Also known as 3725 Pikeswood Dr. and located in the 2nd Election District, 2nd Councilmanic District.

#223

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: 12/10/95
Posted for: Variance
Petitioner: Keith A. Shoats
Location of property: 3725 Pikeswood Dr
Location of Sign: Property is under an existing building
Remarks:
Posted by: *W. H. H. H.* Date of return: 12/15/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 11/23/95 ACCOUNT: P-001-615-000

96-221-A AMOUNT: \$ 85.00

RECEIVED FROM: Keith Shoats

QID VARIANCE -- \$50.00 TAKEN BY: JEF

OSU SIGN -- \$35.00 ITEM #: 223

PAID TO: 15.00

DIAGNOSTIC CENTER

BA COUNTY 11-28-95

EXAMINATION OF DOCUMENTS

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 223 Petitioner: Keith A. Shoats

Location: 3725 Pikeswood Dr Randallstown MD 21133

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Keith A. Shoats

ADDRESS: 3725 Pikeswood Dr

Randallstown MD 21133

PHONE NUMBER: (410) 521-8317

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 8, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-221-3 (Item 223)
3725 Pikeswood Drive
E/S Pikeswood Drive, 86' S of c/l Jolson Road
2nd Election District - 2nd Councilmanic
Legal Owner: Keith A. Shoats

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before December 10, 1995. The closing date (December 26, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be posted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon

Arnold Jablon
Director

cc: Keith A. Shoats

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 18, 1995

Keith A. Shoats
3725 Pikeswood Drive
Randallstown, MD 21133

RE: Item No.: 223
Case No.: 96-221-A
Petitioner: K. A. Shoats

Dear Mr. Shoats:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 28, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winslead
Secretary
Hal Kassoff
Administrator

12-7-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 223 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2260 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM - Joyce Watson

DATE: 12/12/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 11/27/95 and 12/11/95
12/4/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

11/27/95 12/11/95
Item #'s: 205 220 thru 231 223
207 and
209 Rev. #195
213
214

12/4/95

215
217
218
219

LS:sp

LETTY2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: December 11, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 217, 218, 219, 220, 223, 225, and 230

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Samuel L. Kern*

PK/JL

ITEM217/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/07/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Baltimore, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

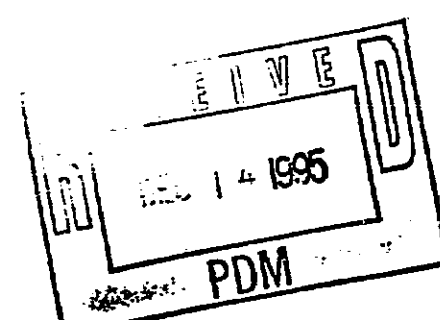
LOCATION: DISTRIBUTION MEETING OF DEC. 11, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 220, 221, 222, 223, 225, 226, 228, 229 AND 230.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4801 1102

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: November 28, 1995

TO: Hearing Officer

FROM: Jun R. Fernando
Planning & Zoning Associate III
Zoning Review, PDM

SUBJECT: Item #223
3725 Pikeswood Drive

Per applicant, will mail pictures to Larry Schmidt. They discussed this

already. Any questions, see me.

JRF:scj

WILLIAM H. JONES
3727 PIKESWOOD DRIVE
RANDALLSTOWN, MD 21133
Tel. (410) 655-8549

September 27, 1995

Department of Permits and Development Management
111 West Chesapeake Ave. Room 111
Towson, MD 21204

To Whom It May Concern:

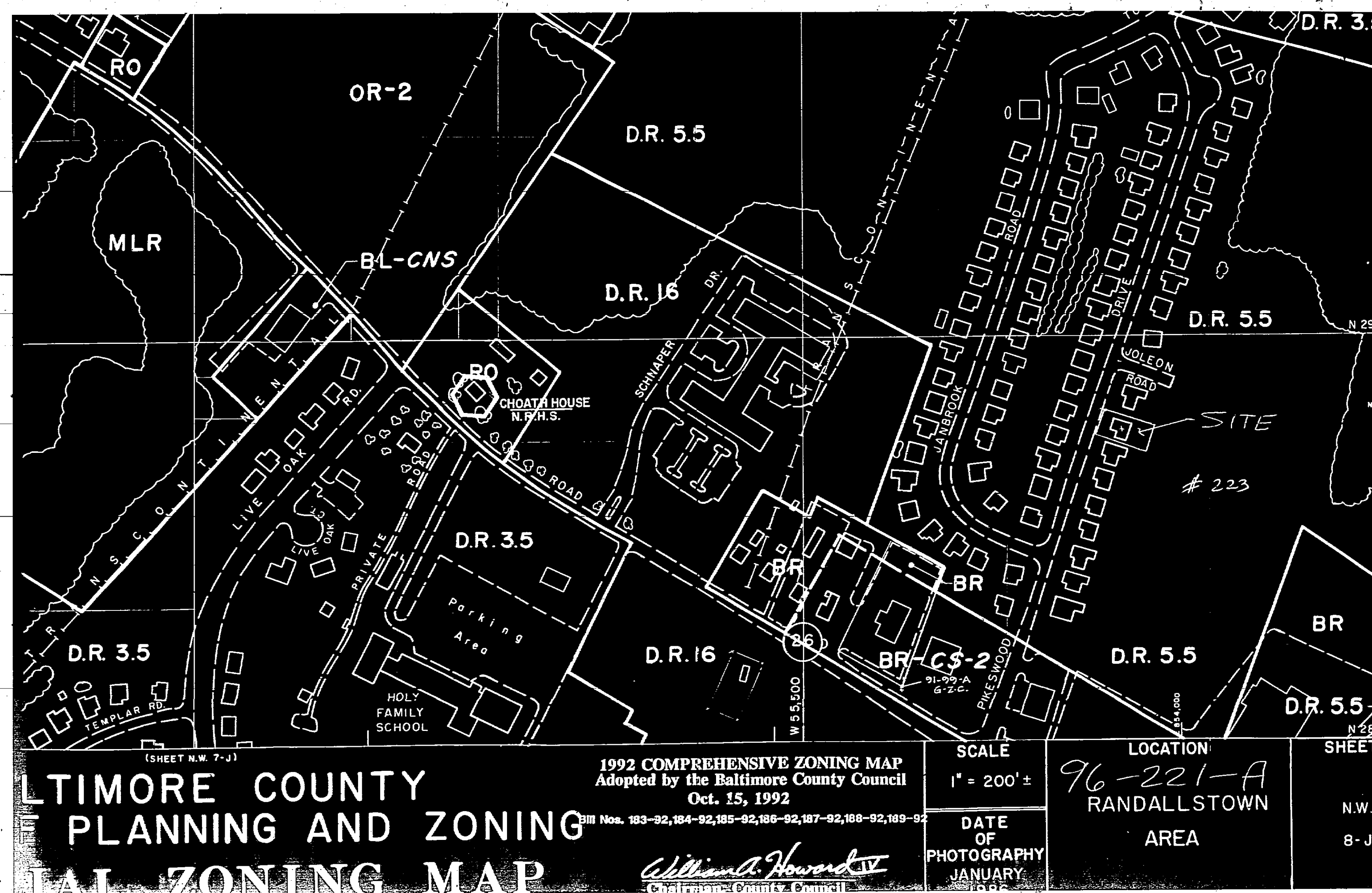
I have spoken with my neighbor, Keith Shoats, at 3725 Pikeswood Drive, concerning the addition of a carport to his residence. I have previously given verbal consent and now hereby give written consent for the same.

Should you have any questions concerning this matter, please feel free to call me at the telephone number listed above.

Sincerely,

William H. Jones
William H. Jones

223





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	RANDALLSTOWN	N.W.
DATE OF PHOTOGRAPHY	AREA	8-J
JANUARY 1968		

From #1
223

96-221-A